



## 3 Colpitt Close

Norton, Stockton-On-Tees, TS20 1TR

**£200,000**



Situated Within A Highly Sought After Area Of Norton, This Immaculately Presented Three Bedroom Semi Detached Family Home Offers Stylish, Modern Living And Is Ready To Move Straight Into.



**Full Description**

Positioned Within A Quiet Cul-De-Sac With No Through Traffic, And Just A Short Walk From Norton Village And The Duck Pond, This Property Combines A Peaceful Setting With Excellent Convenience.

Upon Entering The Property, You Are Welcomed Into A Bright And Inviting Living Space, With The Lounge Featuring A Stylish Feature Fireplace, Creating A Comfortable And Relaxing Environment.

The Lounge Flows Through Into A Dining Area, Providing The Perfect Space For Family Meals And Entertaining.

The Modern Kitchen Has Been Finished To A High Standard, Offering Both Style And Practicality For Everyday Living.

To The First Floor, The Property Offers Three Well Appointed Bedrooms, With The Principal Bedroom Benefiting From An En Suite, Alongside A Family Bathroom.

Externally, The Property Continues To Impress With A Rear Garden Featuring A Patio Seating Area And Lawn, Enjoying Plenty Of Sunlight And Providing A Great Space For Outdoor Living. The Garden Also Benefits From Side Access.

To The Front Aspect, There Is A Recently Upgraded Driveway Providing Off Road Parking, Along With Access To The Integral Garage, Which Offers Additional Storage Or Potential For Conversion (Subject To Planning Permission).

Offering A Combination Of Location, Style And Practical Living, This Fantastic Home Is Ideal For Families Or Buyers Looking For A Property In A Prime Residential Setting.

**Location**

Situated In The Popular Norton Area Of Stockton-On-Tees, This Property Enjoys A Quiet Cul-De-Sac Setting Within A Well-Established Residential Neighbourhood. Local Shops And Everyday Amenities Are Approximately 0.3 Miles Away (Around A 5-7 Minute Walk).

Norton High Street Is Around 0.6 Miles Away (Approximately A 12 Minute Walk), Offering A Variety Of Independent Shops, Cafés, Restaurants And Popular Bars. Stockton Town Centre Is Approximately 1.5 Miles Away (Around A 5 Minute Drive), Providing A Wider Range Of Shopping And Leisure Facilities.

The Property Also Benefits From Excellent Transport Links, With Easy Access To The A19 And A66, Making Travel To Middlesbrough, Billingham And Surrounding Areas Simple And Convenient. Overall, This Is A Well-Connected And Desirable Residential Location.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

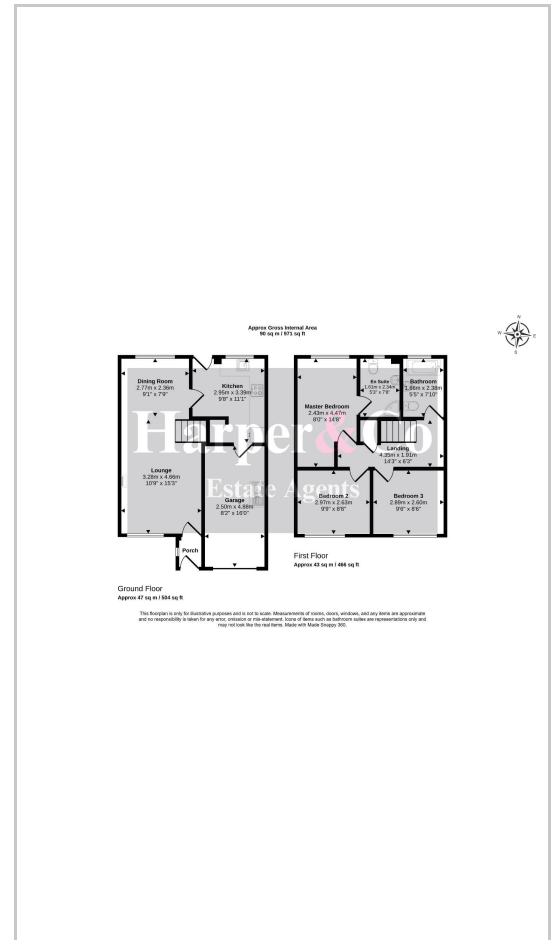
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

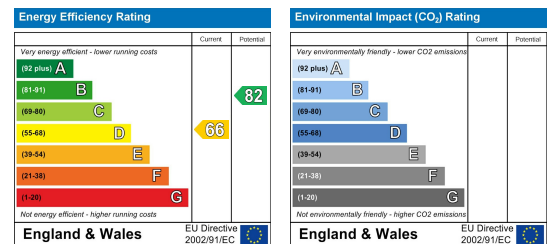
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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